



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE**  
**ANALYSIS AND DECISION OF THE DIRECTOR OF**  
**THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2401250  
**Applicant Name:** Julie LeDoux  
**Address of Proposal:** 6730 Mars Avenue South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one lot into three. Proposed lot sizes are: Lot A) 5,914.2 square feet, Lot B) 5,000.1 square feet; and Lot C) 5,001.2 square feet.

The following approval is required:

**Short Subdivision** – to divide one lot into three lots (SMC Chapter 23.24).

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or  
another agency with jurisdiction.

**BACKGROUND DATA**

**Zoning:** Single Family 5000 (SF 5000)

**Date of Site Visit:** June 16, 2004

**Uses on Site:** Single family residence.

**Site and Vicinity Characteristics:** The subject site is located on the east side of Mars Avenue South and contains a single-family residence on its western half and facing the street. The site is moderately steep with a grade change of 34 feet over the approximately 180 foot distance from Mars Avenue South to its eastern lot boundaries. Mars Avenue South is paved but has curb, gutter, and sidewalk improvements along the project side only. There is no alley access to the lot. There are no Environmentally Critical Areas (ECA's) on the site or in the immediate vicinity.

The surrounding lots and neighborhood is zoned SF 5000 and consists of a variety of ages and styles of single-family residences.

#### Public Comment

Four comment letters were received during the two week public comment period that ended June 9, 2004. Concerns expressed related to a current scarcity of on-street parking, an already crowded neighborhood, speeding traffic and the possible need for a speed bump, and a loss of privacy to an adjacent property by the future addition of new dwelling units.

#### Response to Public Comment

The creation of new lots in and of itself does not create any new demand for parking. However, it is anticipated that two new single-family structures will be built (one per each lot). The parking standards for this SF 5000 zone will require any future single-family residences to provide a minimum of one on-site space per dwelling unit. The Comprehensive Plan designation for this site and surrounding area is Single-Family. The Zoning Code designation of Single Family requires a minimum of 5,000 square feet per new lot created. Each proposed lot meets this minimum requirement. Traffic speed issues are not addressed by the short plat regulations or the development regulations of the SF 5000 zone. Traffic safety and traffic Code compliance complaints should be addressed to the Seattle Department of Transportation (speed bump) and the Seattle Police Department (speeding). The development regulations for the SF 5000 zone provide for adequate land area and minimum yard areas that are, in part, designed to address building separation and, by extension, privacy concerns.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

#### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from the Drainage Section of DPD, Seattle Public Utilities (SPU) for water availability, Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards and applicable exceptions set forth in the Land Use Code for new lots in single-family zones, and are consistent with applicable development standards.

This short subdivision provides vehicular access, access for public and private utilities and for emergency personal and vehicles for both proposed lots. A 12 foot wide access easement along the north side of proposed Lot A will provide pedestrian and vehicular access to proposed Lots B and C from Mars Avenue South. Vehicular access and parking for proposed Lot A will continue to be provided through the existing driveway and in the existing below grade garage.

The Seattle Fire Department has approved this short plat for emergency vehicle and personal access.

Seattle City Light requires an easement over portions of the easement located on proposed Lots A and B for service to proposed Lots B and C.

Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot, and service is assured, subject to standard conditions governing storm water control and utility extensions.

This site is not located in an environmentally critical area; therefore, SMC 25.09.240 is not applicable.

There are a number of fruit trees on the parent lot, most on proposed Lots B and C. None of these trees are classified as *exceptional*, and therefore are not protected by the Tree Protection Ordinance, SMC 25.11. Because of the scattered location of these trees and the consequent difficulty to configure the proposed lots to provide adequate building sites and avoid tree removal, some of these trees may need to be removed for future construction. If the trees are not preserved, the tree planting

requirements of SMC 23.44.008 must be followed at the time of building construction. These require the planting of two caliper inches of tree per each 1,000 square feet of lot area. The approximately 5,000 square foot area of each proposed Lots A and B would require the planting of a minimum of 10 caliper inches of new trees per lot.

### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

### **CONDITIONS - SHORT SUBDIVISION**

#### Conditions of Approval Prior to Recording

1. Submit the final recording forms for approval along with any required fees.
2. Include the required City Light Easement language on the final plat.
3. Include provision for address signage on the proposed ingress, egress, and utility easement on proposed Parcel A for the benefit of proposed Parcels B and C.

#### Condition of Approval Prior to Issuance of Building Permits

4. The owner(s) and/or responsible party(s) shall: Attach a copy of recorded short subdivision to all copies of future building permit application plans.

Signature: \_\_\_\_\_ (signature on file) Date: November 15, 2004  
Art Pederson, Land Use Planner

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